



Solicitors & Estate Agents



Offers Over

£275,000

95 Broomhall Drive

Corstorphine | Edinburgh | EH12 7QH

An exceptionally appealing semi detached villa, enjoying a superb high amenity location on a charming tree lined street, in the capital's desirable Corstorphine area.

-  2 bedrooms
-  2 public rooms
-  1 bathroom
-  Driveway and garage
-  Garden
-  EPC rating – C
-  Council tax band- D



Description

The property has been tastefully upgraded by the current owner, while retaining excellent potential for further modernisation and extension (STC). The flexible accommodation is well suited to young families and professional couples looking for a home with space to grow.

The property is accessed via a welcoming hallway with attractive laminate flooring, carpeted stair to the upper level and a built-in storage cupboard. Off the hall is a light west facing reception room with fresh contemporary décor and a pleasant open outlook over the front garden and surrounding area. To the rear is a versatile dining/ family room which overlooks the rear garden and would also work well as a home office. Concluding the ground floor accommodation is a well-equipped kitchen, which has been fitted with a variety of base and wall units, complete with coordinated worktops, splash tiling and a variety of built-in appliances.



On the upper level you have a generously sized principal bedroom with a sunny aspect and stairs leading up to the floored attic, a second spacious double bedroom with carpeted floor and modern décor, and finally a shower room with WC, countertop basin with storage and corner shower enclosure.

Extras

All window blinds/shutters, curtain poles, light fittings, floor coverings, integrated appliances and kitchen white goods will be included. The tumble dryer in the garage will not be included.

Gardens and Parking

To the front of the house is a vibrant well stocked private garden, together with a driveway and single garage with power, to provide excellent off-street parking/overspill storage. To the rear is a generous beautifully kept private south-west facing garden which has a charming, peaceful feel and comprises an area of lawn, bordered by a variety of flowering bushes, shrubs and mature hedgerow. The summer house at the top of the garden will be included in the sale along with the garden shed.

Viewing

By appointment through Neilsons (0131 625 2222).



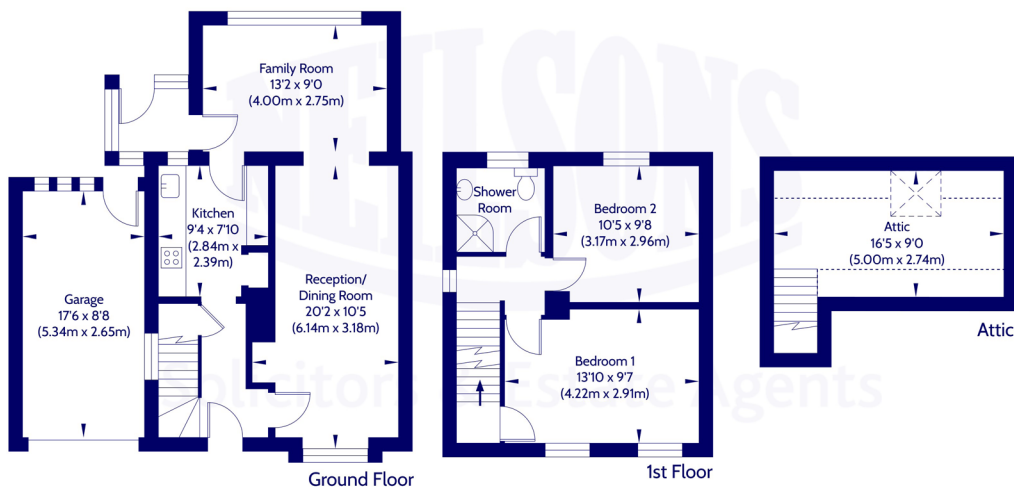


Location

The property is located in the ever-popular residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.



Approx. Gross Internal Floor Area 79 Sq M / 847 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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